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[Valencia corporation]

FACT SHEET: VALENCIA, CALIFORNIA

Potentially one of the largest of the "new towns" being developed throughout the world, VALENCIA, California, is a complete community of interrelated residential "villages" with a city center, an industrial center and diversified commercial and recreational developments.

LOCATION

Its location, in a valley surrounded by mountains and national forests, facilitated the planning of a largely self-contained urban entity. It is being developed on about one-tenth of the historic 44,000 acre Newhall Ranch, where northern Los Angeles County meets eastern Ventura County. The 4,000 acre section now being developed is at the eastern end of the ranch in the fertile Santa Clara River Valley.

ACCESS

Valencia is 32 miles northwest of downtown Los Angeles on the Golden State Freeway (Interstate 5), seven miles north of the Los Angeles City limits and the populous San Fernando Valley. Proximity to the San Diego and Hollywood Freeways makes it quickly accessible to the entire Los Angeles basin. It is also linked to the Antelope Valley Freeway by an extension of Highway 126 which, at its western end, is scheduled to become a freeway to Ventura and the coast.

INVESTMENT

To date, the aggregate investment in the 4,000 acre planning area of Valencia is approximately \$175 million, and an additional \$10 million is under construction.

PROJECTIONS

By 1980, Valencia is expected to be a community of 18,000 persons in the current planning area and, based on data from the Los Angeles County Regional Planning Commission, a city of more than 130,000 is foreseen by 1995. Valencia is located in the fastest growing area of Los Angeles County and in Southern California, situated immediately adjacent to the San Fernando Valley--the nation's twelfth largest urban concentration. It is directly in the path of population pressure and expansion.

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POPULATION

At present, there are about 20,000 people living in Valencia in over 4,000 homes and garden apartments. Families in the community are engaged in many diverse professional and technical operations, with a substantial number in teaching, finance and government service.

EMPLOYMENT

Incorporated into the Valencia master plan is the VALENCIA INDUSTRIAL CENTER, adjacent to the Golden State Freeway (Interstate 5) at the intersection of Highway 126. This 1,000 acre planned area is being developed as a high standard and attractive industrial park. Its early marketing success already provides a substantial employment base for the new community. National and International companies such as Lockheed, Textron, Foxboro and Univac, as well as local firms from the San Fernando Valley and metropolitan Los Angeles, have located in the industrial complex. Lockheed-California Company's 500 acre Rye Canyon Research Laboratory is located in the Industrial Center with an investment of \$42 million in facilities. Hydraulic Research and Manufacturing Company, a Textron Company, occupies a 200,000 square foot facility employing 800 persons. To date, 20 companies either occupy facilities or plan to relocate on sites purchased in the Valencia Industrial Center, so far creating a local employment base approaching 3,800 jobs.

SHOPPING AND SERVICES

Valencia's first convenience shopping center, Old Orchard, at the intersection of Lyons Avenue and Orchard Village Roads, opened in March 1965. It has a supermarket, drug store, savings and loan office, bank, hardware store and several specialty and service shops. It also has the area's first fully-automatic post office kiosk, affording postal services on a 24 hour-a-day basis.

Valencia's second village center, Vista Village, will be built at the intersection of McBean Parkway and Tournament Road. The center is scheduled to open in Spring 1974.

Five minutes north of Old Orchard Shopping Center is the new Los Angeles County Administrative Center. The \$5.5 million four-building complex houses county services including health and clinic services, engineering and judicial staffs, a county courthouse, sheriff's facilities and a large regional library.

Valencia area now has over a dozen restaurants and a 122 room motor hotel, the Ranch House Inn.

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EDUCATION

The present area of development will be endowed with no fewer than eight elementary schools, two junior high schools, a senior high school and a community college. In addition, the new campus of California Institute of the Arts is now open and will eventually enroll approximately 1,600 students. Situated on a 60 acre site in the heart of the present development, at McBean Parkway and Gold State Freeway, this \$54 million campus is the result of a plan conceived by the late Walt Disney and is being carried forward by the Disney family, the Department of Health, Education and Welfare, and other contributors.

The community college, known as the College of the Canyons, is already operating in temporary buildings on a site near the California Institute of the Arts. The present program calls for a \$25 million campus within eight years; the student body will eventually number 5,000. The first permanent facilities are now under construction, and will be in use in 1974.

Old Orchard School, the first of the elementary schools, opened in 1970. A carpeted and air-conditioned school of advanced cluster design, it comes under the jurisdiction of the highly rated Newhall Elementary School District.

CHURCHES

Valencia's first church, St. Stephen's (Episcopal), was dedicated in October 1969. Adjoining the Old Orchard Shopping Center, the structure is designed as a "shopping center church" and community center. Christ Lutheran Church has just been completed in Vista Village Center and the Methodist congregation is also preparing to build in Valencia. Additional church sites are planned throughout the project.

HOSPITAL

Construction began this year on the \$7 million Henry Mayo Newhall Memorial Hospital on McBean Parkway. The 100 bed first phase is expected to open its doors in 1974. This nonprofit community hospital will be managed by the Lutheran Hospital Society.

RECREATION

Constructed and in daily use is Valencia Golf Course, an 18-hole championship course designed by Robert Trent Jones. A shorter executive course, called Vista Valencia, and a par-three course are also in operation.

The Newhall Land and Farming Company, through its recreation subsidiary, opened in 1971 a \$30 million family ride park on 200 acres of the Newhall Ranch. Known as Magic Mountain, it received well over a million and a half visitors in 1973.

The completed neighborhoods incorporate three county parks, and five recreation clubs, all with swimming pools. A mile from Valencia is Hart Park, preserving the castle built by the early day cowboy-actor, William S. Hart. In Placerita State Park, nearby, the County Department of Parks and Recreation has dedicated an interpretative nature center.

The valley is bounded on the north and east by Angeles National Forest, with miles of trails for hikers and horsemen, and with numerous scenic picnic sites. Boating and lakeing are convenient at Lake Piru, 15 miles to the west. Castaic Lake, a major additional recreational asset, five miles to the north of Valencia, opened recently. Part of the vast Feather River project, when full the lake will be the largest freshwater lake in Southern California, with 35 miles of shoreline and 2,600 surface acres of water. It provides boating, waterskiing, fishing and swimming facilities; in addition, 1,400 acres of surrounding forest land are being developed for hiking, picnicking and outdoor sports.

A public riding stable opened in November 1969. It offers trail riding, children's rodeos, riding instruction, boarding and other equestrian facilities.

Indian Dunes, a family recreation park for dune buggy and motorcycle enthusiasts, opened in 1971 and has remained extremely popular with off-road racing aficionados. It is the only one of its kind in Los Angeles County. Located in an ideal situation on a river bed surrounded by mountains two miles west of Castaic Junction on Highway 126, its activities are inaudible to local residents.

Travel Village, a recreation vehicle park and campground, has been built on the site of the former New England style stud farm a mile west of Castaic Junction on Highway 126, and offers the most beautiful and fully-equipped recreational campground in the greater Los Angeles metropolitan area. It's within easy distance of Magic Mountain, Indian Dunes and Castaic Lake and other local recreation areas.

PUBLIC UTILITIES

The Valencia Water Company supplies the new community from the extensive water table under Valencia. The company is regulated by the Public Utilities Commission. The well water will be supplemented from the new Castaic Lake, which is the southern terminus of the Feather River project.

HISTORY

The Newhall Ranch, on part of which the new community of Valencia is rising, was originally known as the Rancho San Francisco. It was a royal Spanish land grant for half-a-century worked by the fathers of the Mission San Fernando. In 1839 it was deeded by the Mexican Government to Antonio del Valle who, with his widow after him, worked it for 26 years. After ten years in the hands of an oil syndicate, it was purchased in 1875 by Henry Mayo Newhall, colorful California pioneer, who added orchards and field and garden crops to cattle raising. The ranch's present owner, The Newhall Land and Farming Company, was established in 1883 to administer land holdings that Henry Mayo Newhall acquired during his lifetime. The Newhall Land and Farming Company is continuing its financial interest by retaining areas designated for commercial use and by building diversified commercial, industrial, and recreational facilities to operate or lease.

DEVELOPMENT PLAN

Under intensive study since 1963, the general plan for Valencia was adopted by the Los Angeles County Regional Planning Commission in October 1965. The first phase covers a 4,000 acre section at the eastern end of the ranch with more than six miles of Golden State Freeway frontage immediately north of the San Fernando Valley, and located in Los Angeles County. Master planners were Victor Gruen Associates and Thomas L. Sutton, Jr., A.I.A., planning coordinator for Valencia.

DEVELOPMENT CONCEPT

The basic planning theory behind Valencia is to provide a combination of village living charm with the amenities of urban life in a self-contained city of advanced design. The heart of the community is envisioned as a compact city center in which will be consolidated major retail, business, civic and cultural activities. Surrounding this central city will be a series of "villages", each with its own smaller shopping center and recreational facilities, schools, churches, library and local commercial enterprises. Each of these activities is planned to be no more than a mile from any village home. A pedestrian pathway system, called the paseo, connects homes with schools, shops, parks and recreational centers. The paseos, with their wide, well-lighted underpasses and overpasses, make it possible to walk to most facilities in Valencia without the hazard of crossing major street traffic. Each village is separated from the others by open spaces, and is made up of several neighborhoods. An elementary school, park and club form the nucleus of each neighborhood.



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Power is supplied by the Southern California Edison Company. Los Angeles Sanitation District No. 12 was formed to build treatment facilities and major trunk lines for Valencia. The plant is complete and operating.

Gas and telephone services are supplied by the Southern California Gas Company and Pacific Telephone. All utilities are underground in the residential area; \$500,000 was spent to move overhead high voltage distribution power lines from the residential areas.

HOMES

So far, six builders have been, or are, building homes in Valencia: Donald L. Bren Company (Valencia Homes and Valencia Meadows); M. J. Brock & Sons, Inc. (Valencia Hills); Frank H. Ayres and Son (Valencia Glen); Larwin Company (Tempo-Valencia); Pardee Construction Company (Valencia del Valle) and Valencia Corporation (The Fairways and The Meadows). Each of these developments has a character of its own. Prices of homes in Valencia have ranged from \$20,000 to \$50,000 plus.

In 1971, Valencia Corporation was formed by The Newhall Land and Farming Company as its homebuilding subsidiary company to plan, develop and construct residential projects in Valencia. The Fairways townhouse project was its first development with 310 homes built adjacent to Vista Valencia Golf Course. This was Valencia's first townhouse project providing an additional house design and lifestyle. In 1973, Valencia Corporation opened The Meadows project of single family homes in the heart of Valencia.

APARTMENTS

Valencia's first garden apartment project, Old Orchard, opened in May 1969. The 200 unit complex surrounds extensive recreation facilities and landscaped grounds. It also provides completely self-contained social and recreation facilities for teenagers, with swimming pool, barbecue area and other facilities. The first 200 units of Vista Valencia Family Apartments opened in August 1971. It is a lake oriented apartment complex in Vista Village adjacent to California Institute of the Arts and Vista Valencia Golf Course. The highly amenitized project with separate family, adult only and children's recreation areas has been designed specifically to cater to the young family.

Valencia was publicly announced in October, 1966, and today many millions of dollars have been invested in the development. In contrast to the average new development, many of Valencia's basic community facilities and amenities were ready for use by the first residents. In addition, Valencia is being developed substantially as its plan envisioned and is becoming a true new town of the highest quality.

